



**Wimborne, Dorset, BH21 1RG**

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## LEASEHOLD PRICE GUIDE: £175,000

A good size two bedroom ground floor apartment with off road parking space situated in a popular location close to river walks and the town centre. VACANT POSSESSION.

- Security entry system
- Large entrance hallway
- Spacious sitting room enjoying a front aspect
- Kitchen with base and eye level units and drawers, complementary worktops and space for appliances
- Two good size bedrooms
- Modern bathroom with white three piece suite with electric shower over bath, wash hand basin, WC and part tiled walls
- Electric radiators
- Off road parking space to the front of the property
- NO FORWARD CHAIN
- Tenure: We understand from the vendor the property has a 999 year lease from 1989
- Maintenance: We understand from the vendor maintenance is approximately £140 per month

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within a mile where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

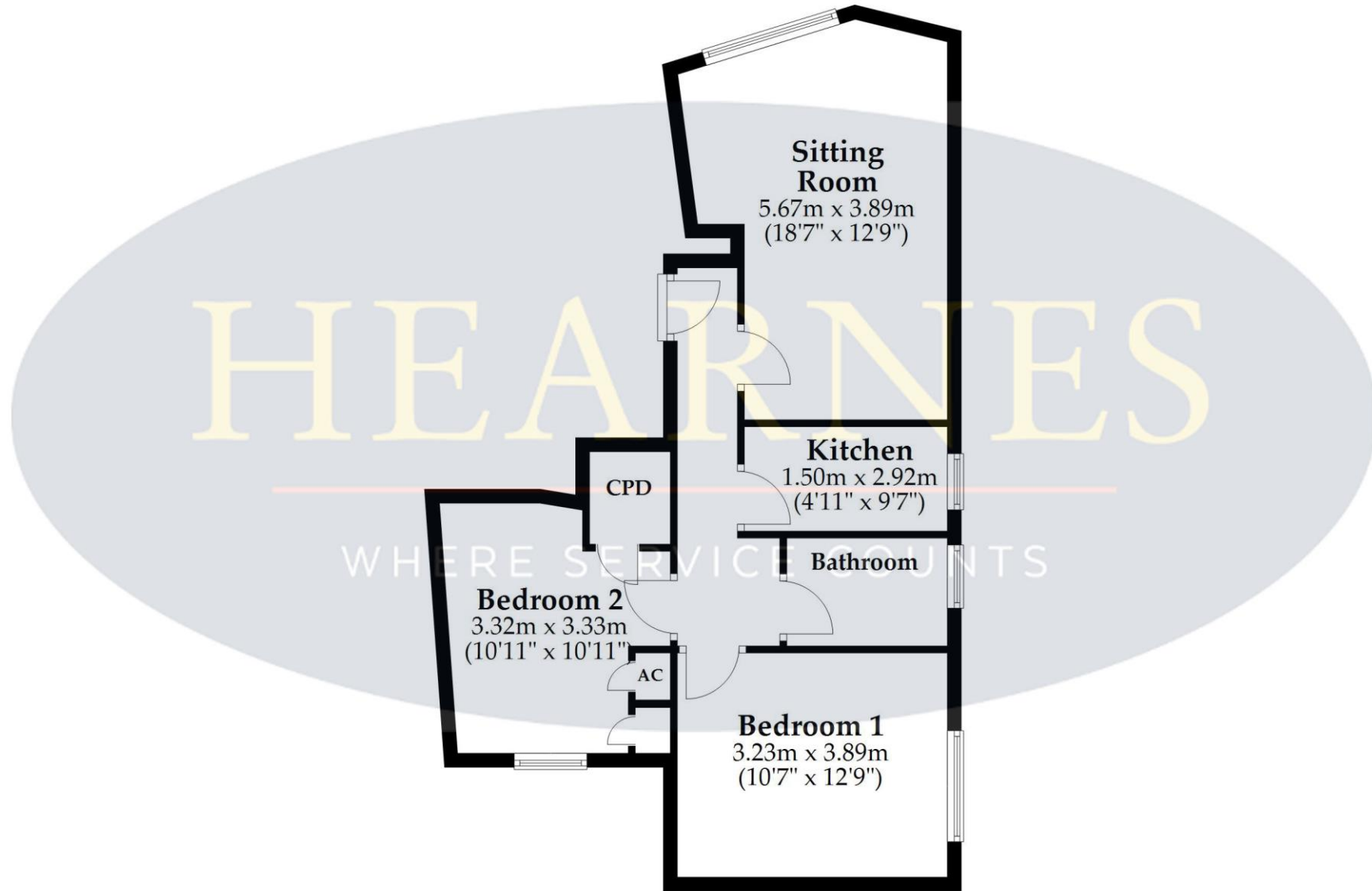
COUNCIL TAX BAND: B EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

## Ground Floor



This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood



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OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD



160 metres from the property



Within half a mile

